



## Health and Human Services Agency

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## DEPARTMENT OF HOUSING & COMMUNITY SERVICES

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### NEVADA COUNTY BOARD OF SUPERVISORS Board Agenda Memo

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**MEETING DATE:** January 29, 2026

**TO:** Board of Supervisors

**FROM:** Tyler Barrington, Director, Housing and Community Services

**SUBJECT:** Priority Objective: Housing

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**RECOMMENDATION:** Information only.

**FUNDING:** N/A

**BACKGROUND:** In 2025, the Health and Human Services Agency, Housing and Community Services (HCS) Division, was reorganized to become a stand-alone Department within the Agency. This included the reclassification of the Housing Division's- Administrative Services Associate to a Housing Project Manager and hiring a dedicated Director for the Department, while retaining the Division's Senior Administrative Analyst position. The three full time employees of the Department of Housing and Community Services are supported by the HCS Fiscal Team that help in achieving the Department's mission of providing housing services and programs. This reorganization has helped with furthering the Board's desire to bring forward more workforce and middle-income housing solutions, while maintaining and enhancing the core services of providing affordable housing and treatment to the County's low-income and vulnerable residents.

The presentation will provide an overview of activities the Department of Housing and Community Services, as it has fully transitioned from a Division to a Department, reflecting on accomplishments towards meeting the Board's 2025 housing objective, a look ahead at the Department's workplan goals for 2026, housing threats and opportunities, and a request for policy direction related to helping facilitate future "shovel ready" properties and projects.

## **WORK PLAN PROGRESS UPDATE- 2025 HOUSING OBJECTIVE**

**Alternative Housing:** Based on the 2024 Board Workshop policy direction and the 2024 Board Housing Objectives/Housing Charter, the Community Development Agency's primary Housing Objective focus in 2024 was the development of two pro-housing ordinances including Tiny Homes on Wheels (Planning Department) and Limited Density Owner-Built Rural Dwellings/Title 25 (Building Department) passed on January 14, 2025. With the passing of the Tiny Homes on Wheels Ordinance, the Board of Supervisor's directed staff to prepare an ordinance for consideration that would allow for permanent living in recreational vehicles on private property as another way to address the ongoing housing crisis in Nevada County. Additionally, the Board also directed staff to return to the Board in approximately one year to provide an update on the success of the two pro-housing ordinances referenced above. As of the writing of this staff report, the Building Department has received 3 permits for Tiny Homes on Wheels (one primary home and two accessory dwelling units) and eight building permits for Title 25 housing units (six primary homes and two accessory dwelling units). Throughout 2025, the Planning Department hosted a series of public meetings, a project specific survey and collaborated with Community Development Agency Departments to develop a draft ordinance that was released for public review in August 2025. The Nevada County Planning Commission on November 13, 2025, voted 3-2 recommending the Board adopt the ordinance. The final ordinance is anticipated to come before the Board of Supervisors for consideration in early 2026.

**Downpayment Assistance/First Time Homebuyers Program:** November 18, 2025, the Board of Supervisors passed Resolution No. 25-546, authorizing the use of County General Funds for the purposes of proving home buying downpayment assistance to the individuals and families earning above the County's area median income (AMI) but typically not enough to afford a traditional home purchase. Due to differing economics and home costs between eastern and western Nevada County, the program is set up to provide assistance of \$50,000 for homebuyers earning up to 150% of Nevada County AMI in eastern County and between 80-120% of the Nevada County AMI in western County. This program is modeled after similar programs in both Placer County and the Town of Truckee. Housing and Community Services staff are currently working on finalizing the program guidelines with the goal of opening the program in late February 2026.

**Support for the Nevco West Community Land Trust:** Providing support to the Nevco West Community Land Trust (CLT) has remained a goal in 2025. This support is primarily focused on providing grant writing support in early 2026 for suitable grant opportunities, should they become available. Recently, staff has been working with the CLT and the State Department of Housing and Community Development (HCD) to determine if a CLT project could be eligible for existing un-utilized funding that was awarded to the County in 2020 as gap financing for the Lone Oak Phase II senior housing project in Penn Valley. While the conversations are ongoing, a couple of stumbling blocks have been determined as a part of the state's review of the project. First and foremost, the CLT as a stand-alone developer does not possess the required development experience ("qualified developers much have completed three multifamily developments, at least one of which includes affordable units") for this grant. The Nevco West CLT is exploring local partners to create a team that meets the minimum qualifications for consideration by the State in early 2026. The second obstacle is related to the fact that the CLT's project concept is not yet "shovel ready," which is generally a requirement for many State and Federal funding sources. The CLT is working towards this, but it's unclear as of the writing of this staff report that the project will be eligible for this funding source.

**Housing Opportunity Sites/Surplus Lands:** The County Economic Development office and Planning Department worked together over the last year to create a “Developer and Investor Opportunity Map”. This map focuses on properties in the County that could be developed as a by-right multifamily housing as a result of the County’s rezoning efforts to meet its 3rd and 4th Cycle very low- and low-income category Housing Element Regional Housing Needs Allocations. The Map is hosted on the Economic Development’s Department’s website and has been accessed 52 times since its release in mid-2025. In addition to creating this map, the 2025 Housing Objective included direction to “analyze models and programs specific to using surplus lands for development of affordable and workforce housing” to help incentivize affordable housing developers to invest in Nevada County. Consistent with the Surplus Lands Act, governmental entities are required to make governmental owned surplus lands available to affordable housing developers. A great example of this process is the Pacific Crest Commons project in the Town of Truckee. Another example of a local jurisdiction capitalizing on surplus lands for workforce housing is the Town of Truckee’s Edmunds Lofts project, which was the guiding project for this objective.

## **GRANTS AND PROGRAMS**

### **2025**

In 2025, the Department of Housing and Community Services continued to support efforts towards supporting the County’s lower income residents, while expanding the Department’s focus to providing opportunities for middle income individuals. The Department worked with FREED to provide housing repair and modifications for low-income individuals with Community Development Block Grant (CDBG) funding, assisted Habitat for Humanity and Loan Oak Phase II senior apartments with gap funding from the Western Nevada County Regional Housing Trust Fund, and provided gap funding to Pacific Crest Commons and supported efforts of Forging Nevada County Forward with Community Services Block Grant (CSBG) funding to name a few. The Department also entered a contract with Gold Country Community Services using CDBG funds to provide low-income seniors with nutritional support and kicked off the application period for the Manufactured Home Revitalization and Opportunities (MORE) program. As of the drafting of this staff report, the County has received 120 applications for the MORE program, conducted 27 site inspections with the goal of replacing 6-8 units and performing up to 15-repairs, such as replacing water heaters, roofs and windows.

In addition to facilitating grants and programs, the Department also was active collaborating with external and internal partners. This included but is not limited to assisting with the completion of construction on the Ranch House, Common’s Resource Center, and Badger Lane supportive housing; assisting the Community Development Agency with the creation of the Recreational Vehicle Dwelling ordinance and the public process associated with the ordinance; helping facilitate the County Adult and Family Services Commission; worked with community partners, like the Regional Housing Authority, Habitat for Humanity, AMI Housing and others. Finally, Housing and Community Services assisted the Behavioral Health Department with efforts towards providing additional permanent supportive housing in the County through the Homekey + grant program.

### **2026**

In 2026, Housing and Community Services will continue to implement the grants/programs discussed above, with a lot of focus in early 2026 on capital improvements associated with the MORE program. Staff also anticipate applying for funding through the 2026 CDBG program, potentially focused on a capital project and a program and the Pro-Housing Incentive Program, which allows several different eligible activities including downpayment assistance. Staff will also work towards opening the County sponsored workforce housing downpayment assistance

program and in tandem will use existing CalHome program income to open a similar first-time homebuyers' program for lower income individuals and families. Finally, staff are working with the fiscal team to utilize the County's existing HOME program income funds to potentially support Habitat for Humanity and to create a Tennant Based Rental Assistance program.

During 2026, staff will continue to collaborate with internal and external partners, including but not limited to working with the Regional Housing Authority through the construction process for the Loan Oak Phase II; the CLT with a future project; Behavioral Health, AMI housing and the HHSA Fiscal team to bring forward the scatter sites residential project and the veteran's housing projects; Facilities and Behavioral for the onsite acute psychiatric facility; and with the Town of Truckee, Behavioral Health and Tahoe Truckee Homeless Action Coalition during the construction process for the Truckee Navigation Center pilot project. Finally, Housing staff will also continue to work with the Community Development Agency in their efforts in policy development to assist with bringing more affordable housing to Nevada County.

**POLICY DIRECTION (HOUSING AD-HOC COMMITTEE):** Staff requests that the Board of Supervisors provide direction to staff to work with the 2026 Housing Ad-Hoc Committee to investigate opportunities to create "shovel-ready" projects and properties in Nevada County.

**Item Initiated by:** Tyler Barrington, Director of Housing and Community Services

**Item Approved by:** Ryan Gruver, Agency Director, Health and Human Services

**Submittal Date:** January 12, 2025